

082.0

0002

0010.A

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

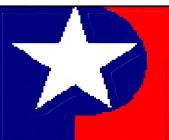
706,900 / 706,900

USE VALUE:

706,900 / 706,900

ASSESSED:

706,900 / 706,900


**Patriot**  
Properties Inc.
**PROPERTY LOCATION**

| No | Alt No | Direction/Street/City |
|----|--------|-----------------------|
| 33 |        | LENNON RD, ARLINGTON  |

**OWNERSHIP**

| Owner 1: | SPADAFORA JOHN A & JOY M | Unit #: |  |
|----------|--------------------------|---------|--|
| Owner 2: |                          |         |  |
| Owner 3: |                          |         |  |

Street 1: 33 LENNON RD

Street 2:

Twn/City: ARLINGTON

|               |        |       |            |
|---------------|--------|-------|------------|
| St/Prov: MA   | Cntry: |       | Own Occ: Y |
| Postal: 02474 |        | Type: |            |

**PREVIOUS OWNER**

|          |                         |
|----------|-------------------------|
| Owner 1: | TRAJMAN DAN S & DORIT - |
| Owner 2: | -                       |

Street 1: 44 FAIR OAKS DR

Twn/City: LEXINGTON

|               |        |  |  |
|---------------|--------|--|--|
| St/Prov: MA   | Cntry: |  |  |
| Postal: 02421 |        |  |  |

**NARRATIVE DESCRIPTION**

This parcel contains 6,030 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1923, having primarily Clapboard Exterior and 1778 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrrms.

**OTHER ASSESSMENTS**

| Code | Descrip/No | Amount | Com. Int |
|------|------------|--------|----------|
|      |            |        |          |

**PROPERTY FACTORS**

| Item       | Code | Description | %   | Item    | Code | Description |
|------------|------|-------------|-----|---------|------|-------------|
| Z          | R1   | SINGLE FA   | 100 | water   |      |             |
| o          |      |             |     | Sewer   |      |             |
| n          |      |             |     | Electri |      |             |
| Census:    |      |             |     | Exempt  |      |             |
| Flood Haz: |      |             |     |         |      |             |
| D          |      |             |     | Topo    |      |             |
| s          |      |             |     | Street  |      |             |
| t          |      |             |     | Gas:    |      |             |

**LAND SECTION (First 7 lines only)**

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj  | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|----------|-------------|----------|-------------|--------------------|-----------|-----------|-----------|------------|------------|------|-------|-------------|-----------|--------|---|--------|---|--------|---|-----------------|-----------|---|-----------|--------|------|-----------|-------|
| 101      | One Family  |          | 6030        |                    | Sq. Ft.   | Site      |           | 0          | 70.        | 1.00 | 6     |             |           |        |   |        |   |        |   | 420,631         |           |   |           |        |      | 420,600   |       |

**IN PROCESS APPRAISAL SUMMARY**

| Legal Description |  |  |  |  |  |  |  |  |  | User Acct |
|-------------------|--|--|--|--|--|--|--|--|--|-----------|
|                   |  |  |  |  |  |  |  |  |  | 50731     |
|                   |  |  |  |  |  |  |  |  |  | GIS Ref   |
|                   |  |  |  |  |  |  |  |  |  | GIS Ref   |
|                   |  |  |  |  |  |  |  |  |  | Insp Date |
|                   |  |  |  |  |  |  |  |  |  | 09/26/18  |

| PREVIOUS ASSESSMENT |     |     |            |           |           |            |             |               |               | Parcel ID  | 082.0-0002-0010.A | !6635! |  |
|---------------------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|---------------|------------|-------------------|--------|--|
| Tax Yr              | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes         | Date       | PRINT             |        |  |
| 2020                | 101 | FV  | 286,300    | 0         | 6,030.    | 420,600    | 706,900     | 706,900       | Year End Roll | 12/18/2019 | Date              |        |  |
| 2019                | 101 | FV  | 221,200    | 0         | 6,030.    | 414,600    | 635,800     | 635,800       | Year End Roll | 1/3/2019   | Time              |        |  |
| 2018                | 101 | FV  | 220,700    | 0         | 6,030.    | 318,500    | 539,200     | 539,200       | Year End Roll | 12/20/2017 | 12/10/20          |        |  |
| 2017                | 101 | FV  | 220,700    | 0         | 6,030.    | 300,500    | 521,200     | 521,200       | Year End Roll | 1/3/2017   | 21:23:15          |        |  |
| 2016                | 101 | FV  | 220,700    | 0         | 6,030.    | 276,400    | 497,100     | 497,100       | Year End      | 1/4/2016   | Prior Id # 1:     |        |  |
| 2015                | 101 | FV  | 211,900    | 0         | 6,030.    | 258,400    | 470,300     | 470,300       | Year End Roll | 12/11/2014 | Prior Id # 2:     |        |  |
| 2014                | 101 | FV  | 196,900    | 0         | 6,030.    | 238,000    | 434,900     | 434,900       | Year End Roll | 12/16/2013 | Prior Id # 3:     |        |  |
| 2013                | 101 | FV  | 195,200    | 0         | 6,030.    | 238,000    | 433,200     | 433,200       |               | 12/13/2012 | apro              |        |  |

| BUILDING PERMITS |        |          |        |     |            |          |            |         |            | ACTIVITY INFORMATION |     |             |  |  |  |  |  |
|------------------|--------|----------|--------|-----|------------|----------|------------|---------|------------|----------------------|-----|-------------|--|--|--|--|--|
| Date             | Number | Descrip  | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment | Date       | Result               | By  | Name        |  |  |  |  |  |
| 6/5/2013         | 799    | Redo Kit | 59,000 |     |            |          |            |         | 9/26/2018  | Inspected            | BS  | Barbara S   |  |  |  |  |  |
|                  |        |          |        |     |            |          |            |         | 8/9/2018   | MEAS&NOTICE          | BS  | Barbara S   |  |  |  |  |  |
|                  |        |          |        |     |            |          |            |         | 4/30/2014  | External Ins         | PC  | PHIL C      |  |  |  |  |  |
|                  |        |          |        |     |            |          |            |         | 7/15/2013  | Info Fm Prmt         | EMK | Ellen K     |  |  |  |  |  |
|                  |        |          |        |     |            |          |            |         | 6/26/2012  | Measured             | BR  | B Rossignol |  |  |  |  |  |
|                  |        |          |        |     |            |          |            |         | 12/30/2011 | MLS                  | EMK | Ellen K     |  |  |  |  |  |
|                  |        |          |        |     |            |          |            |         | 12/10/2008 | Meas/Inspect         | 345 | PATRIOT     |  |  |  |  |  |
|                  |        |          |        |     |            |          |            |         | 1/13/2000  | Mailer Sent          | 277 | PATRIOT     |  |  |  |  |  |
|                  |        |          |        |     |            |          |            |         | 1/13/2000  | Measured             | 277 | PATRIOT     |  |  |  |  |  |

Sign: VERIFICATION OF VISIT NOT DATA \_\_\_\_\_

|                                 |                  |              |     |                           |               |         |           |                         |                   |        |              |                         |      |              |            |                                    |              |  |  |
|---------------------------------|------------------|--------------|-----|---------------------------|---------------|---------|-----------|-------------------------|-------------------|--------|--------------|-------------------------|------|--------------|------------|------------------------------------|--------------|--|--|
| <b>EXTERIOR INFORMATION</b>     |                  |              |     | <b>BATH FEATURES</b>      |               |         |           | <b>COMMENTS</b>         |                   |        |              | <b>SKETCH</b>           |      |              |            |                                    |              |  |  |
| Type:                           | 05 - Garrison    | %            |     | Full Bath:                | 1             | Rating: | Average   | PDAS.                   |                   |        |              |                         |      |              |            |                                    |              |  |  |
| Sty Ht:                         | 2 - 2 Story      |              |     | A Bath:                   |               | Rating: |           |                         |                   |        |              |                         |      |              |            |                                    |              |  |  |
| (Liv) Units:                    | 1                | Total:       | 1   | 3/4 Bath:                 |               | Rating: |           |                         |                   |        |              |                         |      |              |            |                                    |              |  |  |
| Foundation:                     | 1 - Concrete     |              |     | A 3QBth:                  |               | Rating: |           |                         |                   |        |              |                         |      |              |            |                                    |              |  |  |
| Frame:                          | 1 - Wood         |              |     | 1/2 Bath:                 | 1             | Rating: | Average   |                         |                   |        |              |                         |      |              |            |                                    |              |  |  |
| Prime Wall:                     | 2 - Clapboard    |              |     | A HBth:                   |               | Rating: |           |                         |                   |        |              |                         |      |              |            |                                    |              |  |  |
| Sec Wall:                       |                  | %            |     | OthrFix:                  |               | Rating: |           |                         |                   |        |              |                         |      |              |            |                                    |              |  |  |
| Roof Struct:                    | 1 - Gable        |              |     | <b>OTHER FEATURES</b>     |               |         |           |                         |                   |        |              |                         |      |              |            |                                    |              |  |  |
| Roof Cover:                     | 1 - Asphalt Shgl |              |     | Kits:                     | 1             | Rating: | Very Good |                         |                   |        |              |                         |      |              |            |                                    |              |  |  |
| Color:                          | TAN              |              |     | A Kits:                   |               | Rating: |           |                         |                   |        |              |                         |      |              |            |                                    |              |  |  |
| View / Desir:                   |                  |              |     | Fapl:                     | 1             | Rating: | Average   |                         |                   |        |              |                         |      |              |            |                                    |              |  |  |
| <b>GENERAL INFORMATION</b>      |                  |              |     | WSFlue:                   |               | Rating: |           |                         |                   |        |              |                         |      |              |            |                                    |              |  |  |
| Grade:                          | C - Average      |              |     | <b>CONDOS INFORMATION</b> |               |         |           |                         |                   |        |              |                         |      |              |            |                                    |              |  |  |
| Year Blt:                       | 1923             | Eff Yr Blt:  |     | Location:                 |               |         |           |                         |                   |        |              |                         |      |              |            |                                    |              |  |  |
| Alt LUC:                        |                  | Alt %:       |     | Total Units:              |               |         |           |                         |                   |        |              |                         |      |              |            |                                    |              |  |  |
| Jurisdict:                      | G15              | Fact:        | .   | Floor:                    |               |         |           |                         |                   |        |              |                         |      |              |            |                                    |              |  |  |
| Const Mod:                      |                  |              |     | % Own:                    |               |         |           |                         |                   |        |              |                         |      |              |            |                                    |              |  |  |
| Lump Sum Adj:                   |                  |              |     | Name:                     |               |         |           |                         |                   |        |              |                         |      |              |            |                                    |              |  |  |
| <b>INTERIOR INFORMATION</b>     |                  |              |     | <b>DEPRECIATION</b>       |               |         |           |                         |                   |        |              | <b>REMODELING</b>       |      |              |            |                                    |              |  |  |
| Avg Ht/FL:                      | STD              |              |     | Phys Cond:                | AG - Avg-Good | 26.     | %         | No Unit                 | RMS               | BRS    | FL           | <b>RES BREAKDOWN</b>    |      |              |            |                                    |              |  |  |
| Prim Int Wall:                  | 1 - Drywall      |              |     | Functional:               |               | %       |           | 1                       | 6                 | 3      |              |                         |      |              |            |                                    |              |  |  |
| Sec Int Wall:                   |                  | %            |     | Economic:                 |               | %       |           |                         |                   |        |              |                         |      |              |            |                                    |              |  |  |
| Partition:                      | T - Typical      |              |     | Special:                  |               | %       |           |                         |                   |        |              |                         |      |              |            |                                    |              |  |  |
| Prim Floors:                    | 15 - Carpet      |              |     | Override:                 |               | %       |           |                         |                   |        |              |                         |      |              |            |                                    |              |  |  |
| Sec Floors:                     |                  | %            |     | Total:                    | 26.4          | %       |           |                         |                   |        |              |                         |      |              |            |                                    |              |  |  |
| Bsmnt Flr:                      | 4 - Carpet       |              |     | <b>CALC SUMMARY</b>       |               |         |           |                         |                   |        |              | <b>COMPARABLE SALES</b> |      |              |            |                                    |              |  |  |
| Subfloor:                       |                  |              |     | Basic \$ / SQ:            | 135.00        |         |           | Rate                    | Parcel ID         | Typ    | Date         | Sale Price              |      |              |            |                                    |              |  |  |
| Bsmnt Gar:                      |                  |              |     | Size Adj.:                | 1.35000002    |         |           |                         |                   |        |              |                         |      |              |            |                                    |              |  |  |
| Electric:                       | 3 - Typical      |              |     | Const Adj.:               | 1.00000000    |         |           |                         |                   |        |              |                         |      |              |            |                                    |              |  |  |
| Insulation:                     | 2 - Typical      |              |     | Adj \$ / SQ:              | 182.250       |         |           |                         |                   |        |              |                         |      |              |            |                                    |              |  |  |
| Int vs Ext:                     | S                |              |     | Other Features:           | 82624         |         |           |                         |                   |        |              |                         |      |              |            |                                    |              |  |  |
| Heat Fuel:                      | 2 - Gas          |              |     | Grade Factor:             | 1.00          |         |           |                         |                   |        |              |                         |      |              |            |                                    |              |  |  |
| Heat Type:                      | 3 - Forced H/W   |              |     | NBHD Inf:                 | 1.00000000    |         |           |                         |                   |        |              |                         |      |              |            |                                    |              |  |  |
| # Heat Sys:                     | 1                |              |     | NBHD Mod:                 |               |         |           |                         |                   |        |              |                         |      |              |            |                                    |              |  |  |
| % Heated:                       | 100              | % AC:        | 100 | LUC Factor:               | 1.00          |         |           |                         |                   |        |              |                         |      |              |            |                                    |              |  |  |
| Solar HW:                       | NO               | Central Vac: | NO  | Adj Total:                | 388933        |         |           |                         | Juris. Factor:    | 1.00   | Before Depr: | 182.25                  |      |              |            |                                    |              |  |  |
| % Com Wall:                     |                  | % Sprinkled: |     | Depreciation:             | 102678        |         |           |                         | Special Features: | 0      | Val/Su Net:  | 127.93                  |      |              |            |                                    |              |  |  |
|                                 |                  |              |     | Deprecated Total:         | 286255        |         |           |                         | Final Total:      | 286300 | Val/Su SzAd: | 200.49                  |      |              |            |                                    |              |  |  |
| <b>MOBILE HOME</b>              |                  |              |     | Make:                     |               | Model:  |           | Serial #:               |                   | Year:  |              | Color:                  |      | <b>IMAGE</b> |            |                                    |              |  |  |
| <b>SPEC FEATURES/YARD ITEMS</b> |                  |              |     |                           |               |         |           |                         |                   |        |              |                         |      |              |            | <b>PARCEL ID</b> 082.0-0002-0010.A |              |  |  |
| Code                            | Description      | A            | Y/S | Qty                       | Size/Dim      | Qual    | Con       | Year                    | Unit Price        | D/S    | Dep          | LUC                     | Fact | NB Fa        | Appr Value | JCod JFact                         | Juris. Value |  |  |
|                                 |                  |              |     |                           |               |         |           |                         |                   |        |              |                         |      |              |            |                                    |              |  |  |
| More: N                         |                  |              |     | Total Yard Items:         |               |         |           | Total Special Features: |                   |        |              | Total:                  |      |              |            |                                    |              |  |  |